

ADDENDUM #11 TO:  
ENGINEER'S REPORT  
FOR:

ZONE OF BENEFIT #169  
DRY CREEK PARK  
COUNTY SERVICE AREA #28

PLACER COUNTY, CALIFORNIA

DATE OF ADDENDUM #11:      MAY 10, 2022  
DATE OF ORIGINAL REPORT:    SEPTEMBER 2001

PREPARED BY:



**ENGINEERING AND PLANNING**  
1504 Eureka Road, Suite 110  
Roseville, CA 95661

916-786-0685

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## I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

Cabral Ranch is an approved Vesting Tentative Subdivision Map. The project is located on the west side of Cook Riolo Road between Vineyard Road and Glen Lane in south-west Placer County. The 12 lot development is on approximately 4.2 acres, and is within the Dry Creek / West Placer Community Plan.

On December 11, 2008 the Placer County Planning Commission approved the Vesting Tentative Subdivision Map. Condition of approval No. 53 requires that the project be annexed into the CSA No. 28, Zone of Benefit 169 (Zone 169). The following services are funded by CSA 28:

- A. Park Maintenance
- B. Trail Maintenance
- C. Open Space
- D. Administrative Costs
- E. Capital Replacement.

This CSA will levy a charge to each residential lot within the zone of benefit to fund the service.

Should the Board of Supervisors abolish the CSA the project Homeowners Association would be responsible for these services.

## II. LEGAL REQUIREMENTS

In November 1996 the voters of California approved Proposition 218, which changed the assessment law governing benefit zones. Among these changes was a requirement that an Engineer's Report, prepared and signed by a registered Professional Engineer in the State of California, must support the assessment. This report complies with that requirement.

All of the residential lots in the Cabral Ranch subdivision as to be assessed and equal amount of the total assessment.

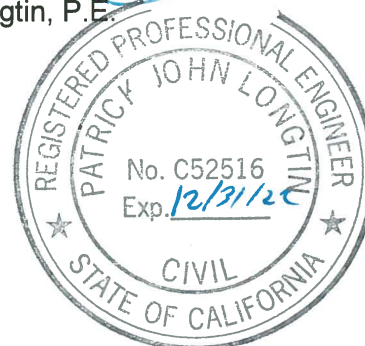
### **Engineers Statement:**

An Assessment Diagram is attached as Exhibit C showing the Boundaries of the Zone of Benefit No. 169 of County Service area No. 28. Each assessed lot is described in the attached Roll by reference to its assessment number as shown on the Assessment Diagram.

A more particular legal description of the property (Cabral Ranch) being annexed into the Zone of Benefit is included on attached Exhibit A and depicted on attached Exhibit B.

Dated: April 14, 2022

By:   
Patrick Longtin, P.E.



4-14-2022

III. BOUNDARIES OF ZONE OF BENEFIT #169 OF COUNTY SERVICE AREA #28

The Zone of Benefit diagram referencing the following:

1. See Exhibit "A" for a description of the exterior boundary of the property (Cabral Ranch) being annexed into the Zone of Benefit.
2. See Exhibit B for a depiction of the property (Cabral Ranch) being annexed into the Zone of Benefit.
3. See Exhibit "C" for a depiction of the boundary of the Zone of Benefit, including the property (Cabral Ranch) being annexed into the Zone of Benefit.

**EXHIBIT "A"**

**LEGAL DESCRIPTION ANNEXATION TO CSA28, ZOB 169  
ARTISAN HOMES OF CALIFORNIA, INC. (PORTION APN 023-240-086)**

ALL THAT CERTAIN LAND DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT NO. 2022-0026041-00, OFFICIAL RECORDS OF PLACER COUNTY, TO ARTISAN HOMES OF CALIFORNIA, INC., BEING A PORTION OF LOT 20 OF THE HICKEN TRACT, AS FILED IN BOOK "A" OF MAPS, AT PAGE 31, OFFICIAL RECORDS OF PLACER COUNTY, BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M, COUNTY OF PLACER, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING AT THE NORTHEAST CORNER OF SAID CABRAL RANCH LLC LANDS, THENCE, ALONG THE BOUNDARY LINES OF SAID LANDS, THE FOLLOWING 7 COURSES,**

- 1) SOUTH 89°05'49" WEST, A DISTANCE OF 931.85 FEET,
- 2) SOUTH 00°18'15" EAST, A DISTANCE OF 240.00 FEET,
- 3) SOUTH 89°05'49" WEST, A DISTANCE OF 96.10 FEET
- 4) SOUTH 88°11'30" WEST, A DISTANCE OF 268.98 FEET
- 5) SOUTH 00°18'15" EAST, A DISTANCE OF 244.74 FEET,
- 6) NORTH 89°09'31" EAST, A DISTANCE OF 1296.23 FEET,
- 7) NORTH 00°13'58" WEST, A DISTANCE OF 490.40 FEET, TO THE POINT OF BEGINNING;

CONTAINING 12.55 ACRES, MORE OR LESS, AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF:

BASIS OF BEARINGS ARE IDENTICAL TO THOSE FOUND ON RECORD OF SURVEY FILED IN BOOK 21 OF SURVEYS, PAGE 158, OFFICIAL RECORDS OF PLACER COUNTY.

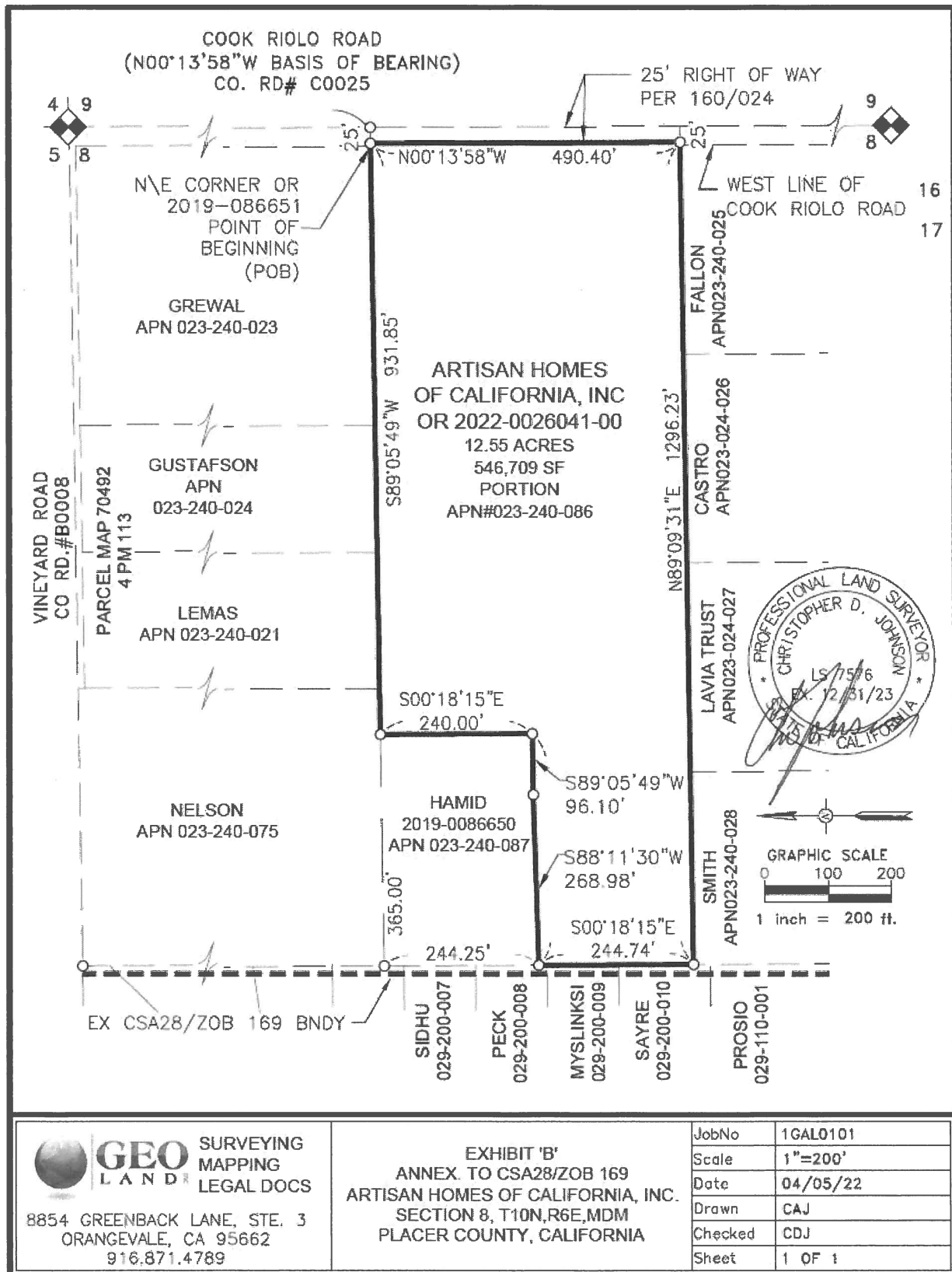
**END OF DESCRIPTION**

THIS DESCRIPTION WAS PREPARED BY ME  
OR UNDER MY DIRECTION:



Christopher D. Johnson, L.S. 7576

Exhibit B -



**GEO  
LAND**

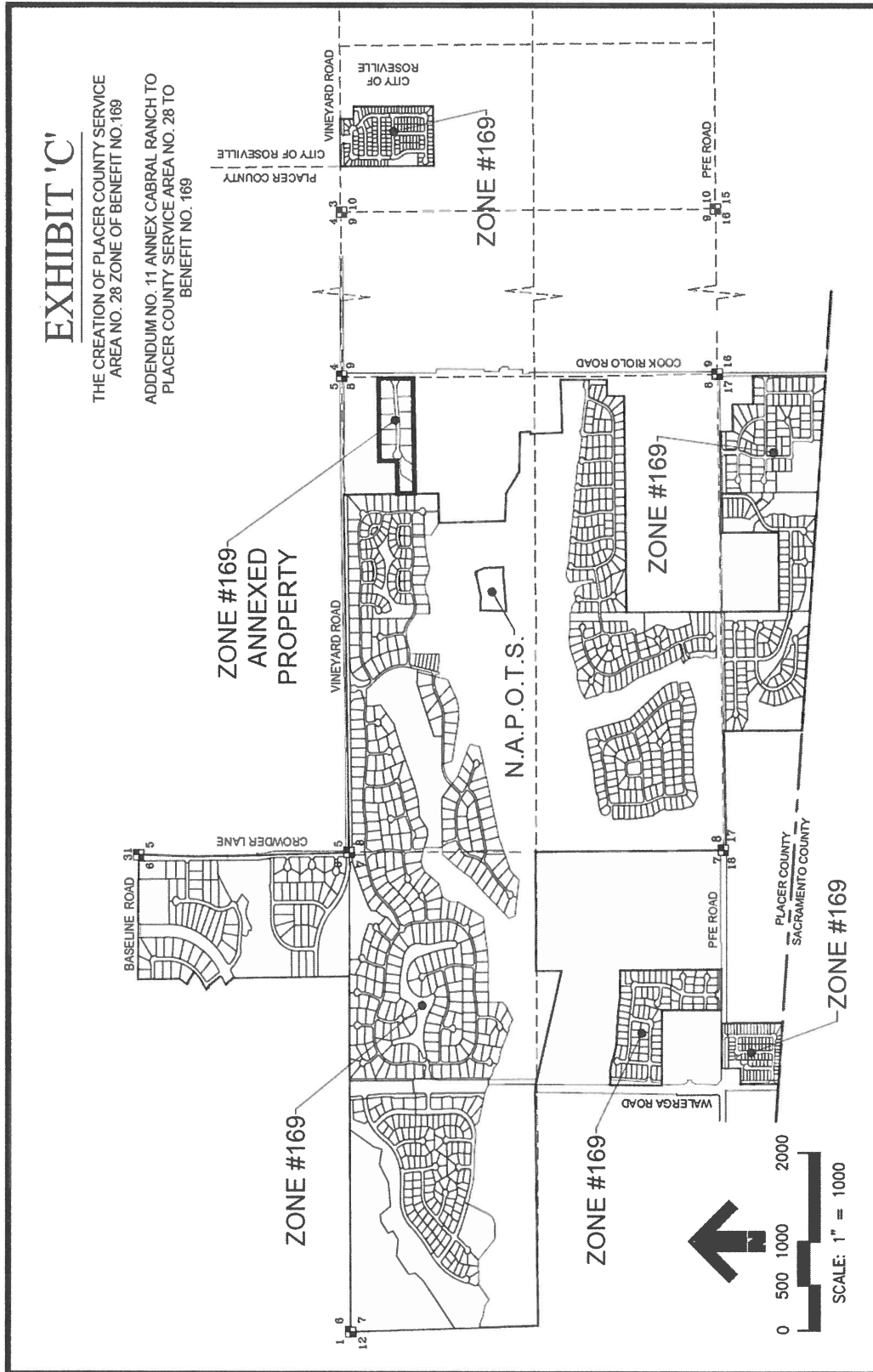
SURVEYING  
MAPPING  
LEGAL DOCS

8854 GREENBACK LANE, STE. 3  
ORANGEVALE, CA 95662  
916.871.4789

EXHIBIT 'B'  
ANNEX. TO CSA28/ZOB 169  
ARTISAN HOMES OF CALIFORNIA, INC.  
SECTION 8, T10N, R6E, MDM  
PLACER COUNTY, CALIFORNIA

JobNo	1GAL0101
Scale	1"=200'
Date	04/05/22
Drawn	CAJ
Checked	CDJ
Sheet	1 OF 1

Exhibit C



**IV. BASIS OF ANNUAL ASSESSMENT**  
**DRY CREEK COUNTY SERVICE AREA**  
**ZONE 169 SERVICE**

**Dry Creek Park CSA 28 – ZOB 169**

**Cabral Ranch Annexation Budget**

Category	Item	Units	Inventory	Unit Cost	Extended Cost
A. Park Maintenance	Dry Creek	Acres	26.0	\$14,584.71	\$379,202.46
	Morgan Creek Playground	Lump Sum	1.0	\$7,410.52	\$7,410.52
	Doyle Ranch Park	Acres	4.6	\$17,991.22	\$82,759.61
B. Trail Maintenance	Paved Trail Major Maint. (surfacing & striping)	Sq. Ft.	230,484	\$0.26	\$59,925.84
	Paved Trail Routine Maintenance	Ln. Ft.	29,780	\$0.71	\$21,143.80
	Decomposed Granite Trail	Sq. Ft.	24,824	\$0.22	\$5,461.28
	Detached Sidewalk/Path Concrete	Sq. Ft.	95,122	\$0.19	\$18,073.18
	Dirt Trail	Sq. Ft.	65,826	\$0.12	\$7,899.12
	Class 1 – Greenway Trail	Ln. Ft.	21,120	\$0.77	\$16,262.40
C. Landscape Median	Median	Sq. Ft.	129,611	\$0.47	\$60,917.17
D. Open Space	Creekview Middle School	Acres	10		
	Doyle Ranch	Acres	68		
	Morgan Creek	Acres	71		
	Riolo Greens	Acres	29		
	Sun Valley Oaks	Acres	18		
	Vargas	Acres	12		
	Open Space Total	Acres	208	\$354.10	\$73,652.80
E. Street Light	Intersection of PFE Rd. & Canopy Tree Ln.	LS	1	\$372.68	\$ 372.68
	Subtotal				\$733,080.86
F. Administrative Cost					
	Admin Labor	1	Lump Sum	\$15,119.79	\$15,119.79
	Insurance	1	Lump Sum	\$4,535.15	\$4,535.15
	Tax Roll Collection Charges	1	Lump Sum	\$8,444.66	\$8,444.66
	Flood Reserve - 5 percent		Percentage		\$36,654.10
	Contingency - 10 percent		Percentage		\$73,308.20
					0
	Capital Replacement				\$90,172.74
	Grand Total				\$961,315.33
	Total/1601 parcels = new per parcel assessment				\$600.45



V. ASSESSMENT RATE AND METHOD OF ASSESSMENT

a. ASSESSMENT RATE

The rate of assessment for each lot is calculated, and is as follows:

CSA No. 28 Zone of Benefit No. 169

The assessment rate for 2021/22 tax year is proposed as follows:

Current Zone of Benefit No. 169 Funding	\$961,315.33
Total Number of Parcels	1,601
Annual Cost per Parcel	\$600.45
<hr/>	
Annual Cost per Parcel for Fiscal Year 2021/22	\$600.45

b. METHOD OF ASSESSMENT

Assessment will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the Zone of Benefit and will be deposited by the County in a separate fund on the name of "Zone of Benefit 169 of County Service Area 28". Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due.

Consumer Price Index Adjustment:

The amount of assessment specified for Fiscal Year 2021/22 may be adjusted annually for the ensuing fiscal year to reflect the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers commencing with the 2022/23 tax year. The amount of increase shall not exceed 5 percent in any one year. The Department of Facilities Services shall be responsible for making the necessary computation each year prior to May 1st and advising Placer County Auditor/Controller what the amount of change for Park and Trail Maintenance is to be for the next year as a result of the foregoing computation.

VI. ASSESSMENT ROLL

The proposed assessment roll for the Zone of Benefit is as follows:

ASSESSMENT NO.	PROPERTY OWNER
1590 - 1601	Artisan Homes of California, Inc. 10630 Mather Blvd. Mather, CA 95655  Assessor Parcel Number for property being annexed into Zone 169, CSA 28 (APN 023-240-079) that includes Lots 1 -12 per the Cabral Ranch Final Map
1 - 1589	Existing parcels within CSA 28 Zone 169